

107  
20193-A  
107

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Virginia Propgheter, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The rear yard does not have sufficient area. Septic system is in the rear yard.

MAP 4-D  
PAGE 12 E  
SECTION 10  
DATE 1/27/79  
TYPE  
MODIFIED BY  
INITIAL  
BY

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Michael R. Propgheter  
Address: 4 Holly Branch Court  
Glen Arm, Md. 21057  
592-5146  
Petitioner's Attorney: Virginia Propgheter  
Address: 437-7732

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of February 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of March 1980 at 9:30 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

3/13/80  
9:30 A.M.

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 6, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Michael Propgheter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Item No. 107  
Petitioners-Michael Propgheter,  
et ux  
Variance Petition

Dear Mr. & Mrs. Propgheter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest corner of Holly Branch Court and Holly Knoll Drive in the 10th Election District, the subject property is presently improved with an individual dwelling as are the surrounding properties. Because of your proposal to construct a tennis court outside of the rear yard in conflict with Section 400.1 of Baltimore County Zoning Regulations, this Variance is required.

At the time of the scheduled hearing, the comments from the Office of Project and Development Planning, concerning the proposed lighting of the tennis court, must be addressed and a profile of this lighting, if any is proposed, must be provided. In addition to these comments, particular attention should be afforded to the comments of the Health Department.

MICROFILMED

Item No. 107  
Variance Petition  
March 6, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #107 (1979-1980)  
Property Owner: Michael R. & Virginia Propgheter  
S/W cor. Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: RC 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 107203, executed in conjunction with the development of Holly Knoll Estates; of which, this property is Lot 50 of "Flat 1 of 2 - Holly Knoll Estates", recorded E.H.K., Jr. 36, Folio 17.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 107 (1979-1980).

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley

U-SE Key Sheet  
69 & 70 NE 16 & 17 Pos. Sheets  
NE 18 D & E Topo  
44 Tax Map

MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107 Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Michael R. and Virginia Propgheter  
Location: SW/C Holly Branch Ct. and Holly Knoll Drive  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street  
Acres: 1.36  
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Project and Development Planning

MICROFILMED

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for the following items of the Zoning Advisory Committee Meeting of December 4, 1979:

Items: 96 - 105 - 107 - 109.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Engineer Associate II

MSF/had

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Michael R. & Virginia Propgheter  
Location: SW/C Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36  
District: 10th

The dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed tennis court, if located as shown on the revised plans dated January 31, 1980, will not interfere with the location of the well or septic system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
IAN J. FORREST, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb

MICROFILMED

Mr. & Mrs. Michael Propgheter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Mr. Michael Propgheter

Petitioner's Attorney: Nicholas B. Commodari  
Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

107  
20-193-A  
107

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Virginia Propfeter, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The rear yard does not have sufficient area. Septic system is in the rear yard.

MAP 4-D  
PAGE 12 E  
SECTION 10  
DATE 1/27/79  
TYPE  
NO. 107  
BY [Signature]

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE July 9, 1979  
ORDER RECEIVED FOR FILING  
Contract purchaser Michael R. Propfeter  
Address 4 Holly Branch Court  
Glen Arm, Md. 21057  
522-5146  
Petitioner's Attorney Virginia Propfeter  
Address 137-773

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 9:30 o'clock A.M.

[Signature]  
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

3/13/80  
9:30 A.M.

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 6, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Michael Propfeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Item No. 107  
Petitioners-Michael Propfeter,  
et ux  
Variance Petition

Dear Mr. & Mrs. Propfeter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest corner of Holly Branch Court and Holly Knoll Drive in the 10th Election District, the subject property is presently improved with an individual dwelling as are the surrounding properties. Because of your proposal to construct a tennis court outside of the rear yard in conflict with Section 400.1 of Baltimore County Zoning Regulations, this Variance is required.

At the time of the scheduled hearing, the comments from the Office of Project and Development Planning, concerning the proposed lighting of the tennis court, must be addressed and a profile of this lighting, if any is proposed, must be provided. In addition to these comments, particular attention should be afforded to the comments of the Health Department.

MICROFILMED

Item No. 107  
Variance Petition  
March 6, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #107 (1979-1980)  
Property Owner: Michael R. & Virginia Propfeter  
S/W cor. Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: RC 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 107203, executed in conjunction with the development of Holly Knoll Estates; of which, this property is Lot 50 of "Flat 1 of 2 - Holly Knoll Estates", recorded E.H.K., Jr. 36, Folio 17.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 107 (1979-1980).

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley

U-SE Key Sheet  
69 & 70 NE 16 & 17 Pos. Sheets  
NE 18 D & E Topo  
44 Tax Map

MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107 Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Michael R. and Virginia Propfeter  
Location: SW/C Holly Branch Ct. and Holly Knoll Drive  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street  
Acres: 1.36  
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Project and Development Planning

MICROFILMED

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for the following items of the Zoning Advisory Committee Meeting of December 4, 1979:

Items: 96 - 105 - 107 - 109.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Engineer Associate II

MSF/had

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Michael R. & Virginia Propfeter  
Location: SW/C Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36  
District: 10th

The dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed tennis court, if located as shown on the revised plans dated January 31, 1980, will not interfere with the location of the well or septic system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Foxrest  
IAN J. FOXREST, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

MICROFILMED

Mr. & Mrs. Michael Propfeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Mr. Michael Propfeter

Petitioner's Attorney Nicholas B. Commodari  
Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County



Paul H. Reincke  
CHIEF

December 19, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Michael R. & Virginia Propgheter

Location: SW/C Holly Branch Ct. & Holly Knoll Dr.

Item No. 107 Zoning Agenda Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved as drawn.

- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Wegman Noted and Approved: George M. Wegman  
Planning Group Fire Prevention Bureau  
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #07 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owners: Michael R & Virginia Propgheter  
Location: SW/C Holly Branch Court & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Address: 1.36  
District: 10th

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1976 Edition and the 1971 Supplement, and other applicable codes.

X.B. A building permit shall be required before construction can begin.

C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW corner of Holly Branch Ct. and : OF BALTIMORE COUNTY  
Holly Knoll Dr., 10th District  
MICHAEL PROPHETER, et ux, : Case No. 80-182-A  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael R. Propgheter, 4 Holly Branch Court, Glen Arm, Maryland 21057, Petitioners.

John W. Hession, III  
John W. Hession, III

BALTIMORE COUNTY, MARYLAND No. 85 29  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS RECEIPT  
DATE February 12, 1980 ACCOUNT 01-662  
AMOUNT \$25.00  
RECEIVED Michael R. Propgheter  
FOR Filing Fee for Case No. 80-182-A  
871 32 FEB 13 1980 25.00  
VALIDATION OR SIGNATURE OF CLERK

PETITION FOR VARIANCE

10th District  
Zoning: Petition for Variance for an accessory structure  
Location: Southwest corner of Holly Branch Court and Holly Knoll Drive  
Date & Time: Thursday, March 13, 1980 at 8:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.

The Zoning Regulation to be accepted as follows:  
Section 400.1 - Accessory buildings in residence zones.

All that parcel of land in the Tenth District of Baltimore County

beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot No. 80, as No. 50 and 51, "Holly Knoll Estates" and recorded among County in Plat Book E.H.K., Jr. No. 86 folio 21.

Also known as 4 Holly Branch Court.

Being the property of Michael Propgheter, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: THURSDAY, MARCH 13, 1980 AT 8:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

THE JEFFERSONIAN

Bel Air, Md. Feb 21 19 80

This is to Certify, That the annexed

Petition

was inserted in THE JEFFERSONIAN, a newspaper printed and published in Harford County, once in each

of \_\_\_\_\_ successive

weeks before the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ 19 80

Charles W. Williams Publisher.

PETITION FOR VARIANCE

10th District

ZONING: Petition for Variance for an accessory structure

LOCATION: Southwest corner of Holly Branch Court and Holly Knoll Drive

DATE & TIME: Thursday, March 13, 1980 at 8:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.

The Zoning Regulation to be accepted as follows:

Section 400.1 - Accessory buildings in residence zones.

All that parcel of land in the Tenth District of Baltimore County

beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot #80, as shown on Re-subdivision of Lots #80 & 81 "Holly Knoll Estates" and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 86 folio 21, also known as 4 Holly Branch Court.

Being the property of Michael Propgheter, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 8:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County  
Feb. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ of \_\_\_\_\_ before the \_\_\_\_\_ day of \_\_\_\_\_, 1980., the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ FEBRUARY 19 80.

THE JEFFERSONIAN  
Charles W. Williams  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10 Date of Posting: 2/12/80

Posted for: Petition for Variance

Petitioner: Michael R. Propgheter, et ux

Location of property: SW/C Holly Branch Ct & Holly Knoll Dr.

Location of Sign: corner of property facing Holly Branch & Holly Knoll

Remarks: \_\_\_\_\_

Posted by: Sean Gilman Date of return: 2/12/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 23rd day of November, 1979.

Filing Fee \$25.00

Received:  Check

Cash

Other

William E. Hammond  
William E. Hammond, Zoning Commissioner

Petitioner: Michael R. Propgheter Submitted by: Michael R. Propgheter

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Sean Gilman

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County



Paul H. Reincke  
CHIEF

December 19, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Michael R. & Virginia Prophter

Location: SW/C Holly Branch Ct. & Holly Knoll Dr.

Item No. 107 Zoning Agenda Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
( ) 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #07 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owner: Michael R & Virginia Prophter
Location: SW/C Holly Branch Court & Holly Knoll Dr.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.
Area: 1.36
District: 10th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
X.B. A building permit shall be required before construction can begin.
C. Additional \_\_\_\_\_ Permits shall be required.
D. Building shall be upgraded to new use - requires alteration permit.
E. Three sets of construction drawings will be required to file an application for a building permit.
F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
I. No Comment.
J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Holly Branch Ct. and : OF BALTIMORE COUNTY
Holly Knoll Dr., 10th District

MICHAEL PROPHTER, et ux, : Case No. 80-182-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael R. Prophter, 4 Holly Branch Court, Glen Arm, Maryland 21057, Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS RECEIPT
No. 85129
DATE February 12, 1980 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED Michael R. Prophter
FOR Filing Fee for Case No. 80-182-A
187 1 32 FEB 13 25.00
VALIDATION OR SIGNATURE OF CLERK

PETITION FOR VARIANCE
10th District
Zoning: Petition for Variance for an accessory structure
Location: Southwest corner of Holly Branch Court and Holly Knoll Drive
Date & Time: Thursday, March 13, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.
The Zoning Regulation to be accepted as follows:
Section 400.1 - Accessory buildings in residence zones.
All that parcel of land in the Tenth District of Baltimore County
Beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot No. 80, as No. 50 and 51, "Holly Knoll" the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21.
Also known as 4 Holly Branch Court.
Being the property of Michael Prophter, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: THURSDAY, MARCH 13, 1980 AT 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

THE JEFFERSONIAN
This is to Certify, That the annexed
[Signature]
was inserted in THE JEFFERSONIAN, a newspaper printed and published in Harford County, once in each
of \_\_\_\_\_ successive
weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1980.
[Signature] Publisher.

PETITION FOR VARIANCE
10th DISTRICT
ZONING: Petition for Variance for an accessory structure
LOCATION: Southwest corner of Holly Branch Court and Holly Knoll Drive
DATE & TIME: Thursday, March 13, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.
The Zoning Regulation to be accepted as follows:
Section 400.1 - Accessory buildings in residence zones.
All that parcel of land in the Tenth District of Baltimore County beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot #80, as shown on Re-subdivision of Lots #80 & 81 "Holly Knoll Estates" and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21. Also known as 4 Holly Branch Court.
Being the property of Michael Prophter, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, March 13, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County
Feb. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 21, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ day of \_\_\_\_\_, 1980, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1980.
THE JEFFERSONIAN
[Signature] Manager.

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23rd day of November, 1979.
Filing Fee \$25.00 Received: [ ] Check [ ] Cash [ ] Other [ ]
Petitioner Michael R. Prophter Submitted by Michael R. Prophter
Petitioner's Attorney [ ] Reviewed by [ ]
\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 10 Date of Posting 2/12/80
Posted for: [Signature]
Petitioner: Michael Prophter, et ux
Location of property: SW/C Holly Branch Ct & Holly Knoll Dr.
Location of Sign: corner of property facing Holly Branch & Holly Knoll
Remarks:
Posted by: [Signature] Date of return: 2/12/80







BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 9, 1982

Mr. & Mrs. Michael Propeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Petition for Variance  
SW/corner of Holly Branch Ct. & Holly  
Knoll Dr. - 10th Election District  
Michael Propeter, et ux - Petitioners  
NO. 80-182-A (Item No. 177)

Dear Mr. & Mrs. Propeter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

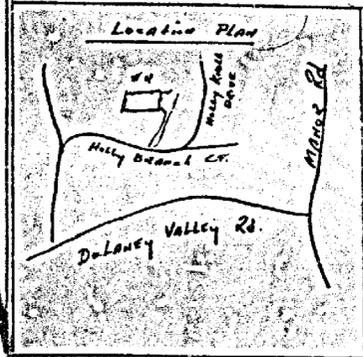
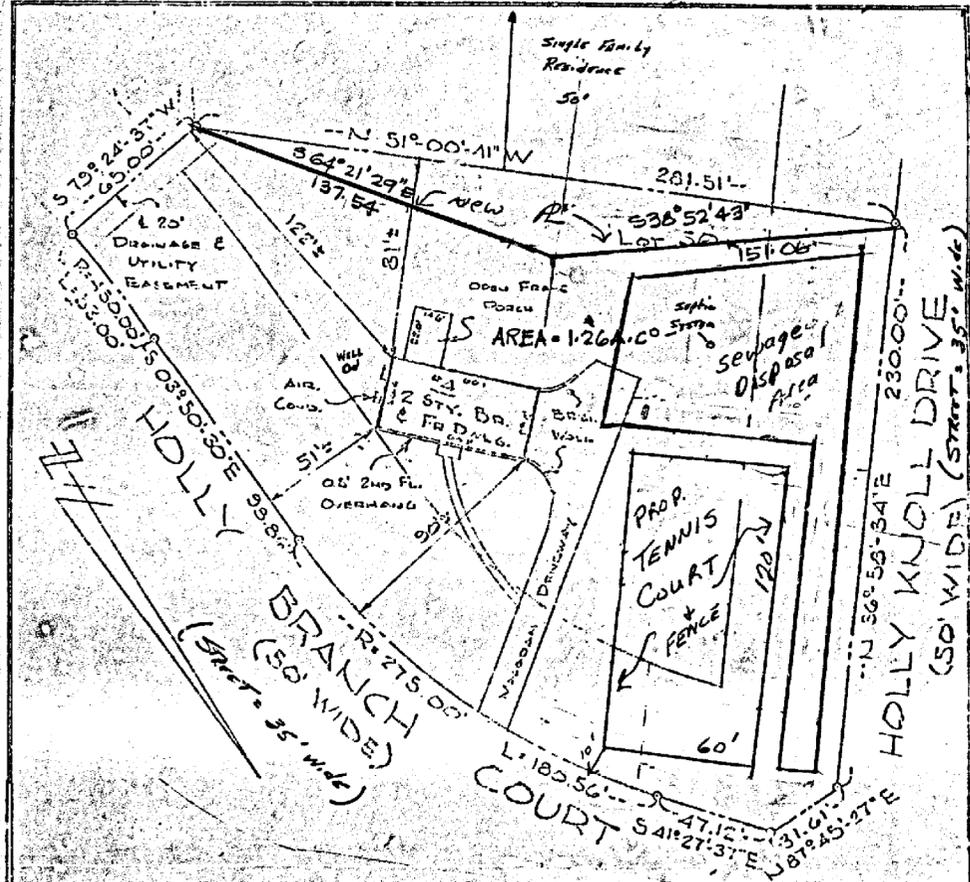
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: John W. Hessian, III, Esquire  
People's Counsel

Mr. Donald C. Sedlack  
Holly Knoll Community Association, Inc.  
4006 Holly Knoll Drive  
Baltimore, Maryland 21057



PLAT FOR ZONING VARIANCE  
LOT 50, HOLLY KNOLL ESTATES  
4 HOLLY BRANCH COURT

Scale: 1" = 50'  
Election District: 3rd  
Zoned: RCF  
Private Systems -  
WELL, SEPTIC

AREA includes Single  
Family Residences with  
Lots of 1+ Acres

REVISED - 2/1/80

82-1543

MICHAEL R. PROPETER  
4 HOLLY BRANCH COURT  
GLEN ARM, MARYLAND  
301-592-5148

June 24, 1982

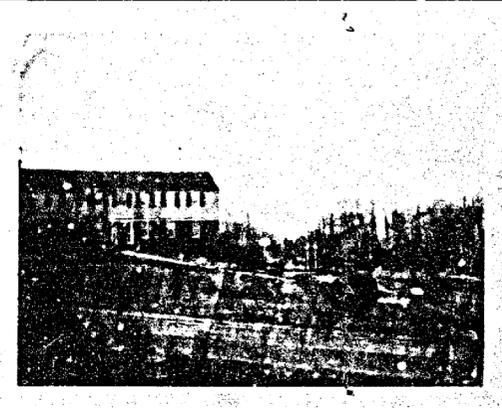
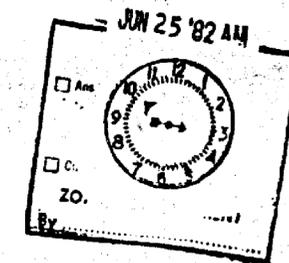
Mr. Nick Commodari  
Baltimore County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Commodari:

Since I do not plan to pursue the matter at this time nor the immediate future, please close your file number 80-182-A, my application for the zoning variances required to construct a tennis court on my property.

Sincerely,

*Michael R. Propeter*  
Michael R. Propeter, Esq.





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 9, 1982

Mr. & Mrs. Michael Propeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Petition for Variance  
SW/corner of Holly Branch Ct. & Holly  
Knoll Dr. - 10th Election District  
Michael Propeter, et ux - Petitioners  
NO. 80-182-A (Item No. 177)

Dear Mr. & Mrs. Propeter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

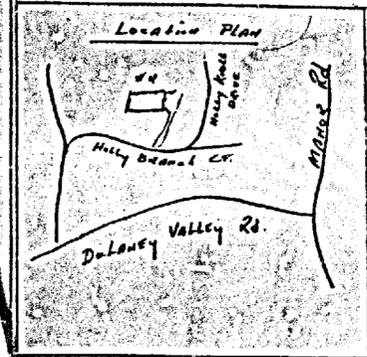
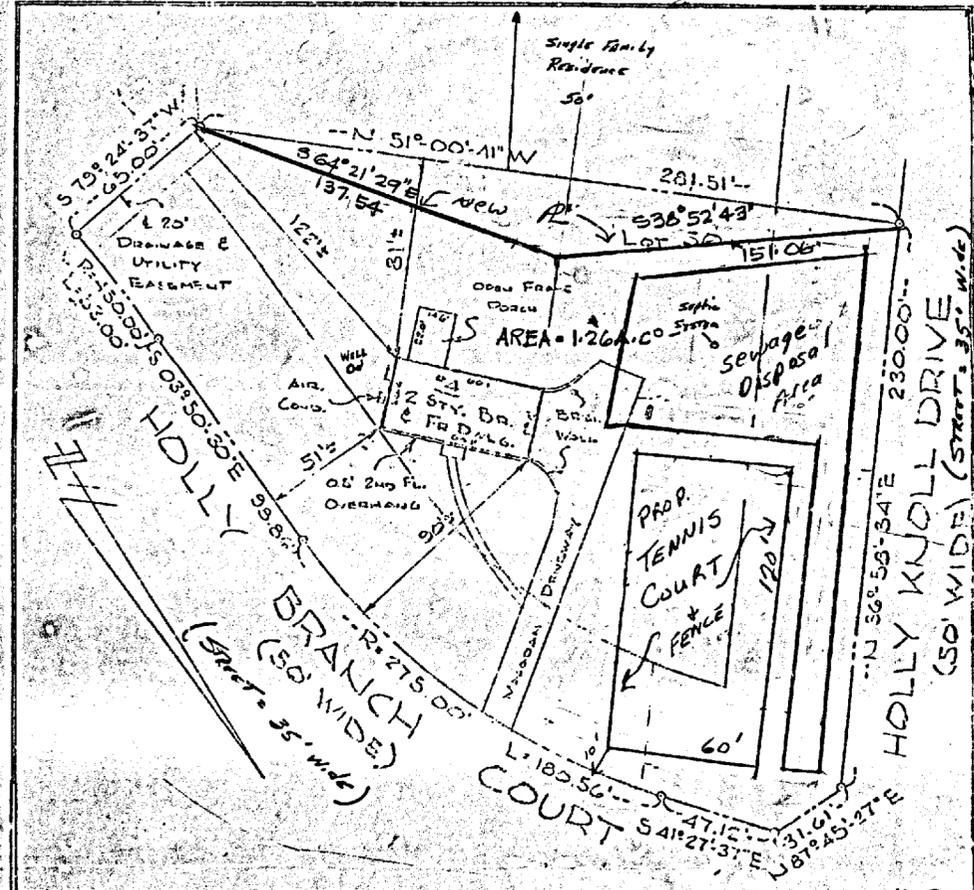
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: John W. Hessian, III, Esquire  
People's Counsel

Mr. Donald C. Sedlack  
Holly Knoll Community Association, Inc.  
4006 Holly Knoll Drive  
Baltimore, Maryland 21057



PLAT FOR ZONING VARIANCE  
LOT 50, HOLLY KNOLL ESTATES  
4 HOLLY BRANCH COURT

Scale: 1" = 50'  
Election District: 3rd  
Zoned: RCF  
Private Systems -  
WELL, SEPTIC

AREA includes Single  
Family Residences with  
Lots of 1+ Acres

REVISED - 2/1/80

82-1543

MICHAEL R. PROPHETER  
4 HOLLY BRANCH COURT  
GLEN ARM, MARYLAND  
301-692-6148

June 24, 1982

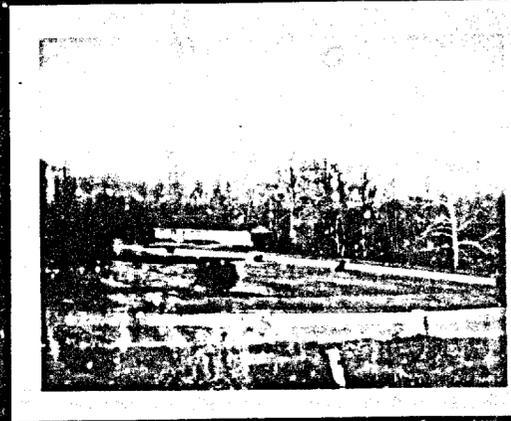
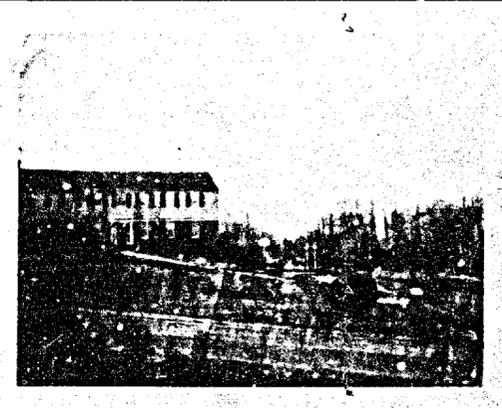
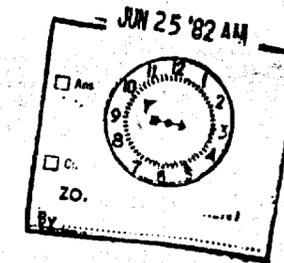
Mr. Nick Commodari  
Baltimore County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Commodari:

Since I do not plan to pursue the matter at this time nor the immediate future, please close your file number 80-182-A, my application for the zoning variances required to construct a tennis court on my property.

Sincerely,

*Michael R. Propeter*  
Michael R. Propeter



107  
20193-A  
Lot

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Virginia Propgheter, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The rear yard does not have sufficient area. Septic system is in the rear yard.

MAP 4-D  
PAGE 12 E  
SECTION 10  
DATE 1/27/79  
TYPE  
MODIFIED BY  
INITIAL  
BY

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Michael R. Propgheter  
Address: 4 Holly Branch Court  
Glen Arm, Md. 21057  
522-5146  
Petitioner's Attorney: Virginia Propgheter  
Address: 437-7732

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

3/13/80  
9:30 A.M.

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 6, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Michael Propgheter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Item No. 107  
Petitioners-Michael Propgheter,  
et ux  
Variance Petition

Dear Mr. & Mrs. Propgheter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest corner of Holly Branch Court and Holly Knoll Drive in the 10th Election District, the subject property is presently improved with an individual dwelling as are the surrounding properties. Because of your proposal to construct a tennis court outside of the rear yard in conflict with Section 400.1 of Baltimore County Zoning Regulations, this Variance is required.

At the time of the scheduled hearing, the comments from the Office of Project and Development Planning, concerning the proposed lighting of the tennis court, must be addressed and a profile of this lighting, if any is proposed, must be provided. In addition to these comments, particular attention should be afforded to the comments of the Health Department.

MICROFILMED

Item No. 107  
Variance Petition  
March 6, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #107 (1979-1980)  
Property Owner: Michael R. & Virginia Propgheter  
S/W cor. Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 107203, executed in conjunction with the development of Holly Knoll Estates; of which, this property is Lot 50 of "Flat 1 of 2 - Holly Knoll Estates", recorded E.H.K., Jr. 36, Folio 17.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 107 (1979-1980).

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley

U-SE Key Sheet  
69 & 70 NE 16 & 17 Pos. Sheets  
NE 18 D & E Topo  
44 Tax Map

MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107 Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Michael R. and Virginia Propgheter  
Location: SW/C Holly Branch Ct. and Holly Knoll Drive  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street  
Acres: 1.36  
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Project and Development Planning

MICROFILMED

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for the following items of the Zoning Advisory Committee Meeting of December 4, 1979:

Items: 96 - 105 - 107 - 109.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Engineer Associate II

MSF/had

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Michael R. & Virginia Propgheter  
Location: SW/C Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36  
District: 10th

The dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed tennis court, if located as shown on the revised plans dated January 31, 1980, will not interfere with the location of the well or septic system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
IAN J. FORREST, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb

MICROFILMED

Mr. & Mrs. Michael Propgheter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Mr. Michael Propgheter

Petitioner's Attorney: Nicholas B. Commodari  
Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

107  
20-193-A  
107

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael & Virginia Propfeter, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The rear yard does not have sufficient area. Septic system is in the rear yard.

MAP 4-D  
PAGE 12 E  
SECTION 10  
REVISION 10/2/77  
TYPE  
NO. 107  
BY [Signature]

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE July 9, 1979  
Address 4 Holly Branch Court  
Contract purchaser Michael R. Propfeter  
Legal Owner Virginia Propfeter  
Address 4 Holly Branch Court  
Glen Arm, Md. 21057  
522-5146  
Petitioner's Attorney [Signature]  
Address 737-7732

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 9:30 o'clock A.M.

[Signature]  
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

3/13/80  
9:30 AM

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 6, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Michael Propfeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Item No. 107  
Petitioners-Michael Propfeter,  
et ux  
Variance Petition

Dear Mr. & Mrs. Propfeter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest corner of Holly Branch Court and Holly Knoll Drive in the 10th Election District, the subject property is presently improved with an individual dwelling as are the surrounding properties. Because of your proposal to construct a tennis court outside of the rear yard in conflict with Section 400.1 of Baltimore County Zoning Regulations, this Variance is required.

At the time of the scheduled hearing, the comments from the Office of Project and Development Planning, concerning the proposed lighting of the tennis court, must be addressed and a profile of this lighting, if any is proposed, must be provided. In addition to these comments, particular attention should be afforded to the comments of the Health Department.

MICROFILMED

Item No. 107  
Variance Petition  
March 6, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #107 (1979-1980)  
Property Owner: Michael R. & Virginia Propfeter  
S/W cor. Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: RC 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 107203, executed in conjunction with the development of Holly Knoll Estates; of which, this property is Lot 50 of "Flat 1 of 2 - Holly Knoll Estates", recorded E.H.K., Jr. 36, Folio 17.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 107 (1979-1980).

Very truly yours,

[Signature]  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley

U-SE Key Sheet  
69 & 70 NE 16 & 17 Pos. Sheets  
NE 18 D & E Topo  
44 Tax Map

MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107 Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Michael R. and Virginia Propfeter  
Location: SW/C Holly Branch Ct. and Holly Knoll Drive  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street  
Acres: 1.36  
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

[Signature]  
John L. Wimbley  
Planner III  
Project and Development Planning

MICROFILMED

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for the following items of the Zoning Advisory Committee Meeting of December 4, 1979:

Items: 96 - 105 - 107 - 109.

Very truly yours,

[Signature]  
Michael S. Flanagan  
Engineer Associate II

MSF/had

MICROFILMED

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 22, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #107, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Michael R. & Virginia Propfeter  
Location: SW/C Holly Branch Ct. & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36  
District: 10th

The dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed tennis court, if located as shown on the revised plans dated January 31, 1980, will not interfere with the location of the well or septic system; therefore, no health hazards are anticipated.

Very truly yours,

[Signature]  
IAN J. FOXHEAT, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJE/ftb

MICROFILMED

Mr. & Mrs. Michael Propfeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980.

[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Mr. Michael Propfeter

Petitioner's Attorney

Reviewed by: [Signature]  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County



Paul H. Reincke  
CHIEF

December 19, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Michael R. & Virginia Propfeter

Location: SW/C Holly Branch Ct. & Holly Knoll Dr.

Item No. 107 Zoning Agenda Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
( ) 6. Site plans are approved as drawn.
(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #07 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owners: Michael R & Virginia Propfeter
Location: SW/C Holly Branch Court & Holly Knoll Dr.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.
Address: 1.36
District: 10th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
X.B. A building permit shall be required before construction can begin.
C. Additional \_\_\_\_\_ Permits shall be required.
D. Building shall be upgraded to new use - requires alteration permit.
E. Three sets of construction drawings will be required to file an application for a building permit.
F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
I. No Comment.
J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Holly Branch Ct. and : OF BALTIMORE COUNTY
Holly Knoll Dr., 10th District :
MICHAEL PROPETER, et ux, : Case No. 80-182-A
Petitioners :
\*\*\*\*\*

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signatures]
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael R. Propfeter, 4 Holly Branch Court, Glen Arm, Maryland 21057, Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS RECEIPT
No. 85129
DATE February 12, 1980 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED Michael R. Propfeter
FOR Filing Fee for Case No. 80-182-A
\$25.00

PETITION FOR VARIANCE

10th District
Zoning: Petition for Variance for an accessory structure
Location: Southwest corner of Holly Branch Court and Holly Knoll Drive
Date & Time: Thursday, March 13, 1980 at 8:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.
The Zoning Regulation to be accepted as follows:
Section 400.1 - Accessory buildings in residence zones.
All that parcel of land in the Tenth District of Baltimore County.

Beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot No. 80, as No. 50 and 51, "Holly Knoll" the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21.
Also known as 4 Holly Branch Court.
Being the property of Michael Propfeter, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: THURSDAY, MARCH 13, 1980 AT 8:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

THE JEFFERSONIAN

Bel Air, Md. Feb 21 19 80

This is to Certify, That the annexed

[Signature] was inserted in THE JEFFERSONIAN, a newspaper printed and published in Harford County, once in each

of \_\_\_\_\_ successive

weeks before the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ 19 80

[Signature] Publisher.

PETITION FOR VARIANCE

10th District
ZONING: Petition for Variance for an accessory structure
LOCATION: Southwest corner of Holly Branch Court and Holly Knoll Drive
DATE & TIME: Thursday, March 13, 1980 at 8:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.
The zoning regulation to be accepted as follows:
Section 400.1 - Accessory buildings in residence zones.
All that parcel of land in the Tenth District of Baltimore County beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot #80, as shown on Re-subdivision of Lots #80 & 81 "Holly Knoll Estates" and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21. Also known as 4 Holly Branch Court.
Being the property of Michael Propfeter, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 8:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County
Feb. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ days before the \_\_\_\_\_ day of \_\_\_\_\_, 1980, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ FEBRUARY 19 80.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23rd day of November, 1979.

Filing Fee \$25.00 Received: [Check] Cash [ ] Other [ ]

Petitioner Michael R. Propfeter
Submitted by Michael R. Propfeter
Petitioner's Attorney [Signature]
Reviewed by [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

80-182-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10 Date of Posting 2/12/80

Posted for: [Signature]

Petitioner: Michael Propfeter, et ux

Location of property: SW/C Holly Branch Ct & Holly Knoll Dr.

Location of Sign: corner of property facing Holly Branch & Holly Knoll

Remarks: [Signature]

Posted by: [Signature] Date of return: 2/12/80

1 sign

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County



Paul H. Reincke  
CHIEF

December 19, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Michael R. & Virginia Propgheter

Location: SW/C Holly Branch Ct. & Holly Knoll Dr.

Item No. 107 Zoning Agenda Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved as drawn.

- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Wegomelt Noted and Approved: George M. Wegomelt  
Planning Group Fire Prevention Bureau  
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #07 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owner: Michael R & Virginia Propgheter  
Location: SW/C Holly Branch Court & Holly Knoll Dr.  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located in the front/side yard in lieu of the required third of the lot farthest removed from the side street.  
Acres: 1.36  
District: 10th

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1976 Edition and the 1971 Supplement, and other applicable codes.

X.B. A building permit shall be required before construction can begin.

C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW corner of Holly Branch Ct. and : OF BALTIMORE COUNTY  
Holly Knoll Dr., 10th District

MICHAEL PROPHETER, et ux, : Case No. 80-182-A  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael R. Propgheter, 4 Holly Branch Court, Glen Arm, Maryland 21057, Petitioners.

John W. Hession, III  
John W. Hession, III

BALTIMORE COUNTY, MARYLAND No. 85129  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS RECEIPT  
DATE: February 12, 1980 ACCOUNT: 01-662  
AMOUNT: \$25.00  
RECEIVED: Michael R. Propgheter  
FROM: Filing Fee for Case No. 80-182-A  
FOR: 18713 FEB 13 25.00  
VALIDATION OR SIGNATURE OF CLERK

PETITION FOR VARIANCE  
10th District  
Zoning: Petition for Variance for an accessory structure  
Location: Southwest corner of Holly Branch Court and Holly Knoll Drive  
Date & Time: Thursday, March 13, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.  
The Zoning Regulation to be accepted as follows:  
Section 400.1 - Accessory buildings in residence zone.  
All that parcel of land in the Tenth District of Baltimore County  
Beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot No. 80, as No. 50 and 51, "Holly Knoll" the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21.  
Also known as 4 Holly Branch Court.  
Being the property of Michael Propgheter, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: THURSDAY, MARCH 13, 1980 AT 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

THE REGISTER  
Bel Air, Md. Feb 21 19 80  
This is to Certify, That the annexed  
Peter Max Zimmerman  
was inserted in THE REGISTER, a newspaper printed and published in Harford County, once in each  
of \_\_\_\_\_ successive  
weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
Charles E. Burnham Publisher.

PETITION FOR VARIANCE  
10th DISTRICT  
ZONING: Petition for Variance for an accessory structure  
LOCATION: Southwest corner of Holly Branch Court and Holly Knoll Drive  
DATE & TIME: Thursday, March 13, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit an accessory structure (tennis court) to be located outside of the third of the lot farthest removed from any street.  
The Zoning Regulation to be accepted as follows:  
Section 400.1 - Accessory buildings in residence zone.  
All that parcel of land in the Tenth District of Baltimore County beginning at a point on the Southwest corner of Holly Branch Court and Holly Knoll Drive known as Lot #80, as shown on Re-subdivision of Lots #80 & 81 "Holly Knoll Estates" and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 28 folio 21, also known as 4 Holly Branch Court.  
Being the property of Michael Propgheter, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, March 13, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County  
Feb. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 21, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ day of \_\_\_\_\_, 1980, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
19.80.

THE JEFFERSONIAN  
Charles E. Burnham  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 23rd day of November, 1979.  
Filing Fee \$ 25.00 Received:  Check  
 Cash  
 Other  
William E. Hammond  
William E. Hammond, Zoning Commissioner  
Petitioner Michael R. Propgheter Submitted by Michael R. Propgheter  
Petitioner's Attorney \_\_\_\_\_ Reviewed by John W. Hession, III

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10 Date of Posting: 2/12/80  
Posted for: Petition for Variance  
Petitioner: Michael Propgheter, et ux  
Location of property: SW/C Holly Branch Ct & Holly Knoll Dr.  
Location of Sign: corner of property facing Holly Branch & Holly Knoll  
Remarks: \_\_\_\_\_  
Posted by: Sean O'Leary Date of return: 2/12/80  
Signature







BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 9, 1982

Mr. & Mrs. Michael Propeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Petition for Variance  
SW/corner of Holly Branch Ct. & Holly  
Knoll Dr. - 10th Election District  
Michael Propeter, et ux - Petitioners  
NO. 80-182-A (Item No. 177)

Dear Mr. & Mrs. Propeter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

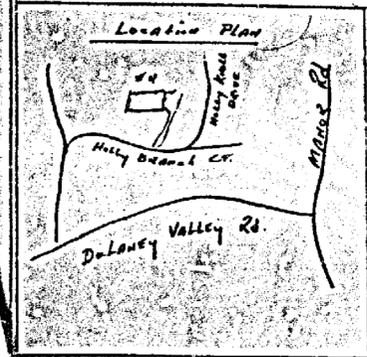
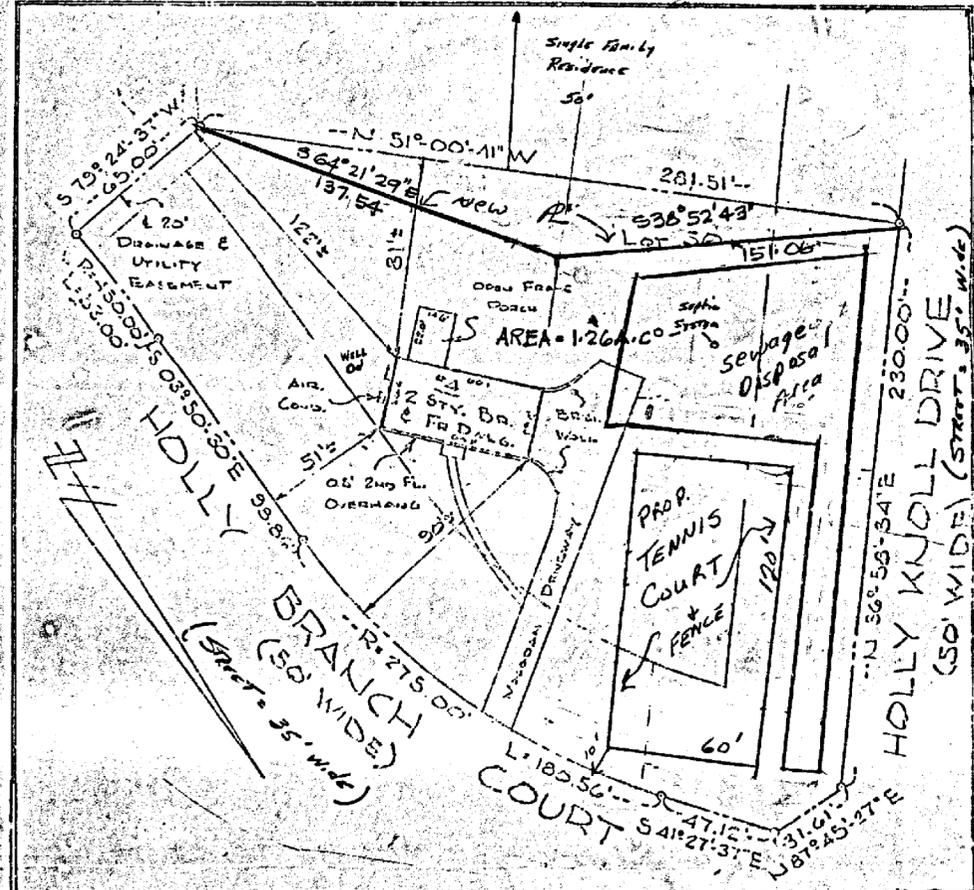
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: John W. Hessian, III, Esquire  
People's Counsel

Mr. Donald C. Sedlack  
Holly Knoll Community Association, Inc.  
4006 Holly Knoll Drive  
Baltimore, Maryland 21057



PLAT FOR ZONING VARIANCE  
LOT 50, HOLLY KNOLL ESTATES  
4 HOLLY BRANCH COURT

Scale: 1" = 50'  
Election District: 3rd  
Zoned: RCF  
Private Systems -  
Well, Septic

AREA includes Single  
Family Residences with  
Lots of 1+ Acres

REVISED - 2/1/80

42-1543

MICHAEL R. PROPETER  
4 HOLLY BRANCH COURT  
GLEN ARM, MARYLAND  
301-592-5148

June 24, 1982

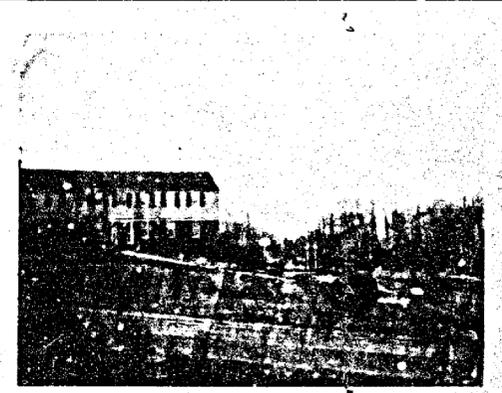
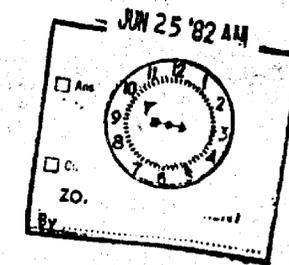
Mr. Nick Commodari  
Baltimore County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Commodari:

Since I do not plan to pursue the matter at this time nor the immediate future, please close your file number 80-182-A, my application for the zoning variances required to construct a tennis court on my property.

Sincerely,

*Michael R. Propeter*  
Michael R. Propeter, Esq.





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 9, 1982

Mr. & Mrs. Michael Propeter  
4 Holly Branch Court  
Glen Arm, Maryland 21057

RE: Petition for Variance  
SW/corner of Holly Branch Ct. & Holly  
Knoll Dr. - 10th Election District  
Michael Propeter, et ux - Petitioners  
NO. 80-182-A (Item No. 177)

Dear Mr. & Mrs. Propeter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

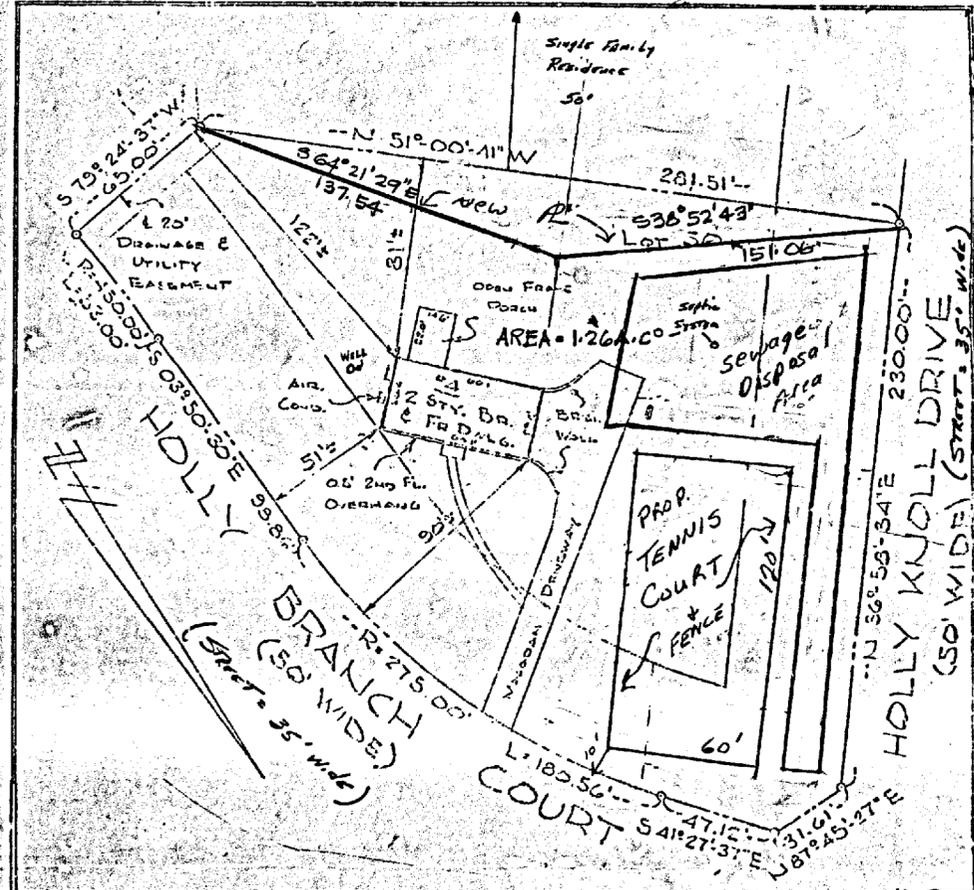
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: John W. Hessian, III, Esquire  
People's Counsel

Mr. Donald C. Sedlack  
Holly Knoll Community Association, Inc.  
4006 Holly Knoll Drive  
Baltimore, Maryland 21057



**Location Plan**

**PLAT FOR ZONING VARIANCE**  
LOT 50, HOLLY KNOLL ESTATES  
4 HOLLY BRANCH COURT

LIBER 38  
FOLIO 81

Scale: 1" = 50'  
Election District: 3rd  
Zoned: RCF  
Private Systems - WELL, SEPTIC

AREA includes Single Family Residences with Lots of 1+ Acres

REVISED - 2/1/80

82-1543

MICHAEL R. PROPETER  
4 HOLLY BRANCH COURT  
GLEN ARM, MARYLAND  
301-692-6148

June 24, 1982

Mr. Nick Commodari  
Baltimore County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Commodari:

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Sincerely,

*Michael R. Propeter*  
Michael R. Propeter

